



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123  
(614) 277-3000

Planning Commission Agenda  
Lower Level Conference Room  
July 5, 2016 1:30 pm

## A. CALL TO ORDER/ROLL CALL

## B. MOMENT OF SILENCE AND PLEDGE

## C. APPROVAL OF MEETING MINUTES – June 7, 2016 and June 16, 2016

### NEW CASES

- 1. APPLICATION: Gateway Retail | SUP (Drive-Thru)**  
Project Number: 201602020007  
Location: North of S.R. 665, south of Meadow Pond (040-013250)  
Proposal: A Special Use Permit to allow for a drive-thru on the east side of a proposed retail center.  
Applicant: Joe Smiley, Land Strategies, 635 Brooksedge Blvd., Westerville, Ohio 43081
- 2. APPLICATION: Gateway Retail | SUP (Outdoor Seating)**  
Project Number: 201602050009  
Location: North of S.R. 665, south of Meadow Pond (040-013250)  
Proposal: A Special Use Permit to allow for a patio on the west side of a proposed retail center.  
Applicant: Joe Smiley, Land Strategies, 635 Brooksedge Blvd., Westerville, Ohio 43081
- 3. APPLICATION: Gateway Retail | SUP (Outdoor Seating)**  
Project Number: 201602050010  
Location: North of S.R. 665, south of Meadow Pond (040-013250)  
Proposal: A Special Use Permit to allow for a patio on the east end of a proposed retail center.  
Applicant: Joe Smiley, Land Strategies, 635 Brooksedge Blvd., Westerville, Ohio 43081
- 4. APPLICATION: Parkash & Prashar, LLC (Shell Gas Station) | SUP (Outdoor Sales)**  
Project Number: 201605020028  
Location: 3088 Broadway (040-002432 & 040-007128)  
Proposal: A Special Use Permit to allow for outdoor displays.  
Applicant: Thomas Clark, 3083 Columbus Street, Grove City, Ohio 43123
- 5. APPLICATION: 4132 Broadway | Rezoning (PSO to D-1)**  
Project Number: 201605200033  
Location: 4132 Broadway (040-000558)  
Proposal: To rezone from PSO (Professional Services) to D-1 (Double, Twin Singles, Duplex)  
Applicant: John Roush, 4132 Broadway, Grove City, Ohio 43123
- 6. APPLICATION: 4178 Hoover Road | Rezoning (PSO upon annexation)**  
Project Number: 201605260035  
Location: 4178 Hoover Road (160-001146)  
Proposal: To zone a property to PSO (Professional Services) upon its annexation to the city.  
Applicant: Kacie Waugh, Clark & Waugh, LLP, 3083 Columbus Street, Grove City, Ohio 43123

- 7. APPLICATION: Meijer Gas Station #234 | Special Use Permit (Outdoor Sales)**  
Project Number: 201605260036  
Location: 2859 London Groveport Road (040-013658)  
Proposal: A Special Use Permit to allow for outdoor displays.  
Applicant: Craig Wheeler, Meijer, 2929 Walker Avenue, Grand Rapids, MI 49544
- 8. APPLICATION: Marlane Retail Development | Development Plan**  
Project Number: 201605270037  
Location: South of Stringtown Road and east of Marlane Drive  
Proposal: A Development Plan for three (3) new buildings containing a mix of retail and restaurant uses  
Applicant: George Schweitzer, Geo-Graphics, Inc., 3331 E. Livingston Avenue, Columbus, Ohio 43227
- 9. APPLICATION: 2121 Sonora Drive | Rezoning (IND-1 to C-1)**  
Project Number: 201606130039  
Location: 2121 Sonora Drive (040-009173)  
Proposal: To rezone from IND-1 (Light Industry) to C-2 (Retail Commercial)  
Applicant: David Rose, 206 Victorian Drive, Commercial Point, Ohio 43116
- 10. APPLICATION: Pinnacle Golf Club – Lot 453 Section 5 | Lot Split**  
Project Number: 201606280043  
Location: Northwest corner of Pinnacle Club Drive and Hirth Hill Rd. W. (040-012705)  
Proposal: A proposal to split .092 acres out of a portion of property owned by the Pinnacle Club Golf Course  
Applicant: Joe Ciminello, Pinnacle Land Holdings, LLC, 1500 Pinnacle Club Drive, Grove City, Ohio 43123
- 11. APPLICATION: Pinnacle Club – Development Plan Amendment (Text)**  
Project Number: 201606280044  
Location: Pinnacle Club Drive, Pinnacle Subarea A  
Proposal: To amend the Pinnacle Club Development Standards to reduce the rear yard setback in Subarea A from 30% to 30'.  
Applicant: Joe Ciminello, Pinnacle Land Holdings, LLC, 1500 Pinnacle Club Drive, Grove City, Ohio 43123